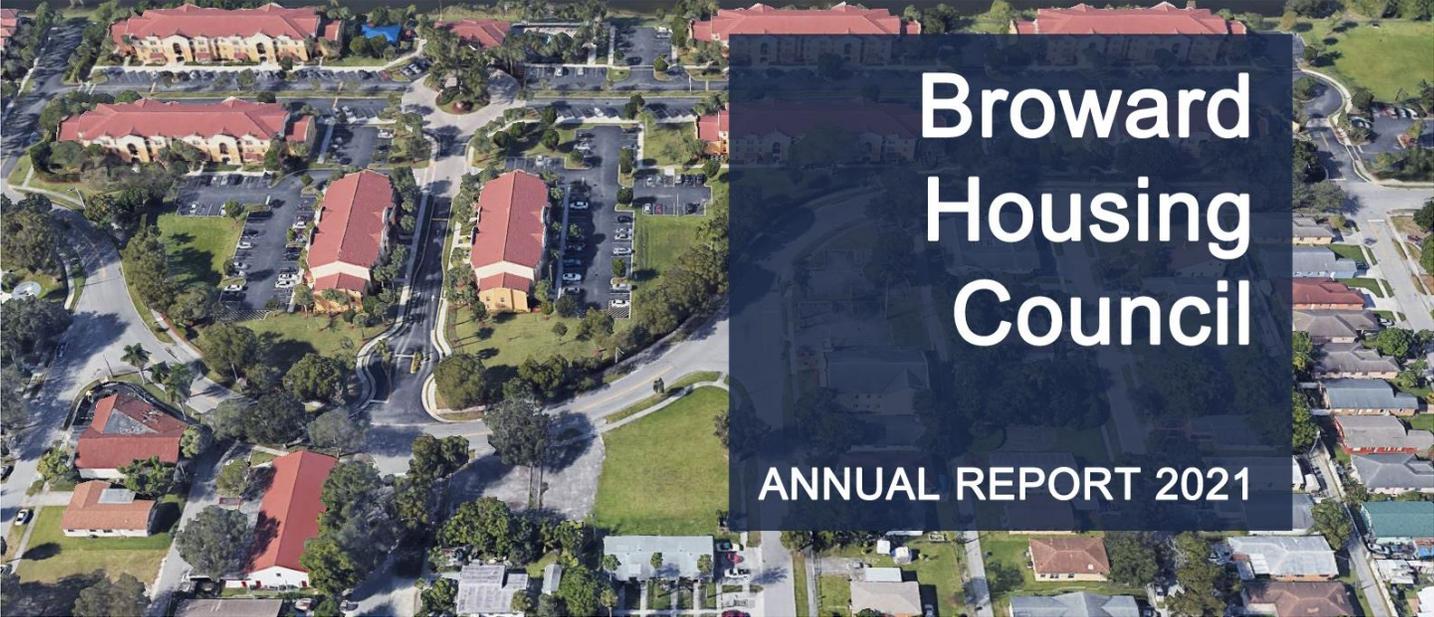


Approved: April 22, 2022





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# Message from the Chair

Greetings,



I am pleased to present the 2021 Broward Housing Council's Annual Report, produced through the auspices of the Broward Housing Council members, as well as staff of the Broward County Urban Planning Division (UPD).

Despite the COVID-19 pandemic continuing to wage its war against our physical, mental, and economic health, we did enjoy several 'wins' during the year. While these are addressed in more detail in the actual report, of special note are the following:

- Our fourth annual Affordable Housing Workshop, themed, "Recovering from the Pandemic," was held virtually (again) this year with over 80 attendees. Thanks to so many subject matter experts who lent their talent and voices to this event.
- The new Affordable Housing Dashboard was launched in December! This well-supported tool brings housing trend data that is easily accessible to the public. Special thanks to the GIS, Demographic and Planning Staff of the UPD.
- We continue to advocate separately and collectively at the local and State levels for funding, efforts that will preserve and sustain affordable housing, and to advise our Board of County Commissioners on issues relating to existing and new solutions to the housing crisis.

This year we said farewell to one of our staunchest advocates, former Broward County Commissioner Dale Holness, who served on the Housing Council for over six years. We wish him all the best in his future endeavors.

Thank you to my Vice-Chair, Caryl Hattan, our indefatigable Council members, and UPD staff Jo Sesodia, Director, and Sue Carrano, Senior Planner, for their unending help and support.

Sincerely,

*Marcia Barry Smith*





# About the BHC

The Broward Housing Council (BHC) was created by the Charter of Broward County, Florida, Section 11.07, approved by the electorate at a special referendum election held in conjunction with the General Election on November 4, 2008.

## PURPOSE

The purpose of the Broward Housing Council is to serve in an advisory capacity to the County Commission and to facilitate coordination between the County, municipalities, the business community and not-for-profit groups to address housing issues including, but not limited to, affordable housing, workforce housing and homelessness\*.

## VISION

All residents of Broward County should have opportunities to access safe, decent and affordable housing countywide which is the cornerstone for healthy, successful and sustainable communities.

### Staff Support for the BHC

#### Urban Planning Division

Josie P. Sesodia, AICP, Director

Susanne M. Carrano, Senior Planner

Christopher Flynn, Program/Project Coordinator



#### County Attorney's Office

Alicia Lobeiras, Asst. County Attorney

**GENERAL DISCLAIMER:** The Urban Planning Division (UPD) of Broward County has made every effort to ensure the accuracy of the information contained in this Annual Report. The purpose of this report is to provide a summary of the Broward Housing Council's activities during the 2021 calendar year. The report is not intended to, and will not, highlight individual municipalities, housing authorities or county agency funding sources.

\* See APPENDIX C: Definitions of Affordable Housing and Income Categories





# Membership

**Chair**  
Marcia Barry-Smith



Community Representative

**Vice Chair**  
Caryl Hattan



Community Representative  
(non-voting)

Ajibola Balogun



Broward League  
of Cities:  
City Manager of City  
< 50,000 residents

Beth Daly



Florida Association of  
Realtors

Ann Deibert



Broward County  
Housing Authority

Frances Esposito



Chief Executive of a  
recognized, not-for-profit  
homeless organization

Hermes Garcia



Banker

Commissioner  
Dale V.C. Holness



Member of the  
Broward County  
Commission





Christopher Krzemien



Owner of a business that employs at least 50 employees

Barbara Mendez



Builders Association of South Florida

Gino Moro



Florida Association of Mortgage Brokers

Ann Murray



School Board of Broward County

Ralph Stone



County Administrator or designee (non-voting)

Teneshia Taylor



Owner of a business that employs fewer than 50 employees

Lisa Vecchi



Chief Executive of a not-for-profit housing organization

Beverly Williams



Broward League of Cities: Officer





# Meetings

The Broward Housing Council holds its regular bi-monthly meetings at 10 AM on the last Friday of the month. Due to the State’s COVID-19 social distancing and masking requirements, based on CDC recommendations, the Broward County Administrator recognized virtual quorums for advisory boards beginning on March 27, 2020, in accordance with Executive Orders 20-69 and 20-112. Subsequently, the Board of County Commissioners adopted Ordinance No. 2021-02, allowing for advisory board virtual quorums during a declared state or local emergency. Therefore, all 2021 BHC meetings – including the annual workshop – were conducted virtually via WebEx.

February 26
April 23
June 25
August 27
October 21 <i>Virtual Workshop</i>
November 19 <i>Special Meeting</i>
December 10

Broward WebEx invitation to BHC meeting for December 10, 2021

**Broward Housing Council**  
 Friday, December 10, 2021  
 10:00 AM | (UTC-05:00) Eastern Time (US & Canada) | 2 hrs

Join meeting

**Join Online:**  
<https://broward.webex.com/broward/j.php?MTID=m5fa58ce7c8ec220f41fab2d9bf92af35>

**Join by phone**  
 +1-415-655-0002 US Toll  
[Global call-in numbers](#)

**Meeting Number and Password:**  
 Meeting number (access code): 185 747 5514  
 Meeting password: 1210

Need help? Go to <https://help.webex.com>





# Work Program 2021

Adopted February 26, 2021

## Facilitate Coordination

-  Seek regional collaboration with other agencies to address affordable housing issues.
-  Sponsor an annual Affordable Housing Workshop for municipal, business and legislative leaders.
-  Report on all Broward Housing Council activities for the year and submit to the Board of County Commissioners for acceptance.
-  Maintain the Broward Housing Council website with a focus on affordable housing policy, research and studies.
-  Prepare quarterly newsletter and distribute via e-mail.
-  Explore the feasibility of developing a countywide Housing Dashboard to show affordability indicators.

## Increase Affordable Housing Stock

-  Support the allocation of Community Redevelopment Agency (CRA) funding for affordable housing.
-  Support policies that address flexible sources of “gap financing” for affordable housing (i.e. second mortgage programs).
-  Engage the development community to increase affordable housing production especially for very-low income rentals.
-  Continue to recommend the Florida Housing Finance Corporation (FHFC) allocate set-aside of units for Broward County tax credit projects, based on need.
-  Support partnership between Broward County and South Florida Community Land Trust.
-  Request funding in FY21 budget to conduct Broward County Affordable Housing Needs Assessment update (April 2022).

## Enhance Housing Stability

-  Develop an outreach campaign to educate local municipal, business and legislative leaders on affordable housing issues and funding strategies.
-  Invite presenters to share information about affordable housing initiatives at bi-monthly Broward Housing Council meetings.
-  Support the acquisition and rehabilitation of existing affordable housing inventory that will preserve the housing stock.





-  Update local leaders on affordable housing policy issues.
-  Encourage foreclosure counseling workshops by HUD certified agencies and local banks, and encourage local funding of foreclosure counseling/assistance programs and homebuyer education courses.
-  Highlight locally successful neighborhood improvement programs and other affordable housing projects.
-  Encourage improved transportation programs that support affordable housing.

## Advocate for Legislative Change

-  Support legislation that creates and/or retains funding for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and prevents future sweeps from the Sadowski Housing Trust Fund.
-  Advocate for affordable housing programs and policies that include workforce housing.
-  Support policies that assist renters and homebuyers by reducing the gap between household income and housing costs.
-  Seek to leverage business community involvement in affordable housing advocacy efforts.

## Streamline Process

-  Support the Affordable Housing goals, objectives and policies in BrowardNEXT.
-  Explore incentives for the development of affordable rental housing on high density, mission driven and opportunity zoned properties (i.e., grants, fee waivers).

## Address Homelessness

-  Support the county-wide homeless services of the Broward County Continuum of Care without duplication of efforts.

## Support Countywide Financing

-  Support Broward County's continued allocation of public funding towards the Broward County Affordable Housing Trust Fund.
-  Work to leverage private sector investments in the Affordable Housing Trust Fund that support the production and preservation of affordable housing units.





# Facilitate Coordination

## New Housing Dashboard Goes Live

Broward County housing trend data – driven by supply, affordability and income – is now available at the click of a mouse.

The new Affordable Housing Dashboard was launched and made available to the public on December 13, 2021. An initiative of the BHC who adopted it as a 2021 Work Program item, the Dashboard construction was a collaborative effort of GIS, Demographic and Planning staff of the Urban Planning Division (UPD).

The Dashboard, which may be accessed from the BHC website, is an evolving resource and will be continually updated by UPD staff for current and relevant information.



## Fourth Annual Affordable Housing Workshop

On Thursday, October 21, 2021, the BHC held its affordable housing virtual workshop, "Affordable Housing: Recovering from the Pandemic." Nearly 90 attendees logged onto the Broward Housing Council’s half-day workshop which was held via WebEx for the second consecutive year. The BHC members voted to continue the virtual format based on participant feedback from the 2020 workshop.





This year's workshop featured a Keynote Speaker: Anne Ray, Manager of the Florida Data Clearinghouse at the Shimberg Center for Housing Studies, University of Florida in Gainesville. Ms. Ray's topic, "COVID-10: Affordability and Housing Stability in Florida," was supplemented with useful housing data. Two groups of panelists addressed Challenges (Panel A) and Opportunities (Panel B) resulting from the COVID-19 pandemic and its impact on affordable housing.



Left to right, top to bottom: Chair - Marcia Barry-Smith; Moderator - Jo Sesodia; Keynote Speaker - Anne Ray; Panel A Speakers - Lisa Vecchi, Dr. Ned Murray, Justine Morgan; Panel B Speakers - Walter Duke III, Ralph Stone, Kathleen Cannon.

### Presentations included:

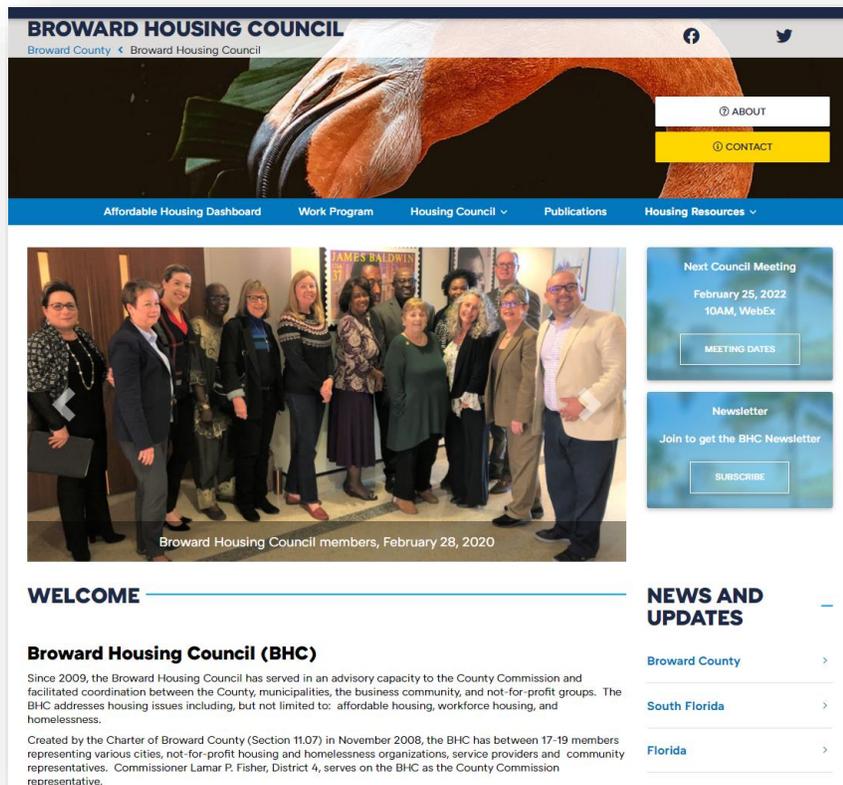
-  *The Costly Challenges of COVID on Affordable Housing* – Lisa Vecchi, President/CEO, Broward Housing Solutions
-  *The COVID-19 Economic Recovery Index®* – Dr. Ned Murray, AICP, Associate Director, Jorge M. Perez Metropolitan Center, Florida International University
-  *COVID and the American Dream* – Justine Morgan, V.P. Strategic Capital and Community Relations, Habitat for Humanity of Broward County
-  *The Dollars and Sense of Affordable Housing* – Walter Duke III, The Prosperity Partnership Co-Chair and Principal, Walter Duke + Partners
-  *Broward County Funding and Program Updates* – Ralph Stone, Director, Broward County Housing Finance and Community Redevelopment Division
-  *United in Housing for Broward* – Kathleen Cannon, President/CEO, United Way of Broward County





## News and Website

In accordance with the BHC’s adopted website and social media policy, the Broward Housing Council website served as a housing policy resource. Beginning in December 2021, this resource also became the primary access point for the new Affordable Housing Dashboard. The website was frequently updated with timely news, studies, reports and other affordable housing policy information. Both the website and newsletter highlighted the latest resources regarding rental assistance and information for residents facing eviction, resulting from the COVID-19 pandemic. The BHC quarterly newsletter, coordinated and distributed by Broward County Urban Planning Division staff, was e-mailed to a list of over 820 subscribers.



## Annual Report

In accordance with the Broward County Charter, on May 18, 2021, the Board unanimously accepted the Broward Housing Council 2020 Annual Report (ITEM #55).





# Increase Affordable Housing Stock

## Affordable Housing Needs Assessment Update

The Broward Housing Council requested and received funding through the County's FY21 budget for consulting services to update the Broward County Affordable Housing Needs Assessment. An experienced team from the Jorge M. Perez Metropolitan Center at Florida International University (FIU) was selected to prepare the updated study, which was last revised in 2018.

Initially scheduled to commence in December 2021, the project will now kick off in March 2022 to coincide with the projected release of the latest American Community Survey (ACS) data (for 2016-2020).

## BrowardNEXT 2.0 Housing Goals

One of the key focus areas in the Housing Element (HE) of the Broward County comprehensive plan (BrowardNEXT 2.0) is providing, preserving and maintaining affordable housing.

In support of this, on March 4, 2021, the BHC issued a letter of concern to the City of Pompano Beach (*Appendix A*) regarding City Ordinance No. 2021-36, adopted on February 26, 2021, imposing a four month moratorium for subsidized affordable housing development within the city. City representatives were invited to attend the April 23, 2021 BHC meeting to address the status of the moratorium. David Recor, Development Services Director for the City of Pompano Beach and Paul Lambert, Managing Principal for Lambert Advisory presented findings from the Pompano Beach Affordable Housing Study prepared by Lambert Advisory in May 2017. The moratorium was not extended and expired on May 26, 2021.

## Policies in Progress

The images on the next pages show some of the affordable housing projects in Broward County, either under construction or completed, in 2021.





Map of CRA Lots

**Renaissance Pointe | Lauderhill.** Ten (10) new affordable single family infill housing units built by Minority Builders in collaboration with the City of Lauderhill CRA. A housewarming celebration for the first four completed dwelling units was held on November 10, 2021.



**Rick Case Habitat Community | Pompano Beach.** 77 new affordable single family units, consisting of 42 one-story and 35 two-story units. In August 2021, the project surpassed the halfway mark of total unit construction.



**Village View at Flagler Village | Fort Lauderdale.** 100 new affordable apartments for seniors earning at or below 70% AMI. The 7-story project was completed in June 2021.





**Saratoga Crossings III | Dania Beach.** 75 affordable units. The City of Dania Beach Housing Authority and Atlantic Pacific Communities broke ground on the project in December 2021.



**Sonata | Pompano Beach.** 121 affordable units. Construction of a mixed midrise and garden apartment project is set to be completed by 2023.





# Enhance Housing Stability

## Sustainable Housing Services and Programs

Many of the same activities that are critical to successful housing placement also serve a vital role in enhancing long term housing stability – offering tenant education, investing in landlord relationships, and providing ongoing support through targeted services.

Throughout the year, various presenters shared valuable information about affordable housing and homelessness initiatives at the BHC’s regular bi-monthly meetings.

-  **February 26:** Lisa Vecchi, Broward Housing Solutions: *The Impact of Affordable Housing on Families and Communities*
-  **April 23:** Ann Deibert, CEO, Broward County Housing Authority, *HUD Future Funding: Florida and the Nation*
-  **June 25:** Dr. Rebecca McGuire, Administrator, Broward County Homeless Initiative Partnership (HIP), *2021 Point in Time (PIT) Count and Program Housing Capacities*
-  **August 27:** Beverly Williams, President, Broward League of Cities and Vice-Mayor, City of Lauderdale Lakes, *Affordable Housing and Sadowski – Are We Where We Should Be?*

## CARES Act and Coronavirus Relief Fund

The Coronavirus Aid, Relief and Economic Security (CARES) Act, a \$2 trillion stimulus bill, was signed into law in March 2020 to lessen the economic impacts produced by the COVID-19 pandemic. Subsequently, a \$250M Coronavirus Relief Fund was launched by the State of Florida, enabling local governments to allocate emergency funding to residents facing urgent financial needs due to the pandemic.

-  \$120M – rental assistance for tenants in Florida Housing Coalition’s portfolio;
-  \$120M – rental and mortgage assistance to local government SHIP housing offices; and
-  \$2M – operating assistance for housing that serves special needs or those experiencing homelessness.





## HUD Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG)

Broward County received \$53M in federal funding for its Emergency Rental Assistance Program (ERAP), which provided 100 percent of past due rent and utility payments to qualified applicants as far back as one year. The Broward County Family Success Division, in partnership with the Housing Finance Administration of Broward County, processed ERAP applications and allocated funds received through the CARES Act - Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG).

Qualified applicants were Broward County renters in non-entitlement cities with a household income at or below 80 percent of the Area Media Income (AMI) who were financially impacted by COVID-19 and demonstrated a risk of experiencing homelessness or housing instability, including potential eviction.

The table below shows the number of households assisted and the amount allocated for eligible funding activities in 2021.

Program	Households Assisted	Past Due Rent (including fees)	Utilities Paid	Future Rent (up to 3 mo)	Relocation	HOA
ERAP	4,045	\$26,255,215.61	\$684,953.44	\$17,274,569.68	\$62,770.00	N/A
ESG-COVID	85	415,336.48	N/A	N/A	N/A	N/A
CDBG-COVID	44	280,550.18	220.33	N/A	N/A	\$1,039.38
ESG Regular	47	78,395.00	N/A	N/A	N/A	N/A

**Note:** Utilities, future rental assistance, relocation, and the payment of HOA fees are not allowable expenses in some of these programs.

Source: Broward County Family Success Division

## Mortgage Credit Certificate Program



The Broward County Housing Finance Authority (BHFA) administers the Mortgage Credit Certificate Program, which reduces home loan financing costs for qualified homeowners.

Qualified owners or buyers owing federal income taxes are entitled to a dollar-for-dollar reduction of their tax bills, up to \$2,000 annually. The homeowner is eligible for the tax credit each year they continue residency in the home financed under the program.

A total of 24 mortgage credit certificates were issued by the BHFA in 2021, compared to 89 certificates in 2020. This loss is attributed to increased construction and home ownership costs, property taxes and rental rate restrictions.





## Sustainable Home Ownership

The Broward County Housing Authority (BCHA) serves over 7,600 Broward County families with housing assistance through properties owned and managed by the agency and through rental subsidies paid on behalf of families renting in the private market.

The Broward County Housing Authority (BCHA) Housing Counseling Program is a HUD certified, comprehensive counseling program providing the services below:

-  Pre-Purchase and First Time Homebuyer
-  Post Purchase
-  Mortgage Delinquency
-  Foreclosure Prevention and Intervention
-  Credit Budgeting and Financing Literacy

## Emergency Housing Vouchers (EHVs)

As part of the American Rescue Plan Act of 2021, a portion of funding was appropriated by HUD for the new Emergency Housing Vouchers (EHVs) Program to address the continued impact of the pandemic on the local and State economies.

Broward County Housing Authority (BCHA) and the Housing Authority of City of Fort Lauderdale (HACFL) were awarded a HUD allotment of 178 and 73 EHVs, respectively, for a combined total of 251. Working in partnership with the Broward County Homeless Continuum of Care (HCoC), these vouchers were provided to eligible residents, primarily those experiencing or at risk of experiencing homelessness. Program referrals were accepted beginning in July 2021 and were submitted through the HCoC's Coordinated Entry system.





# Advocate for Legislative Change

The BHC’s work program supports legislation that creates and/or retains funding for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and prevents future sweeps from the Sadowski Housing Trust Fund.

## Proposed Constitutional Amendment for Affordable Housing

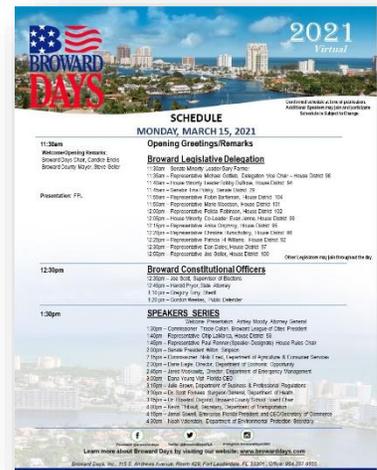
In June 2021, Florida Realtors® launched a State Constitutional amendment drive seeking to establish the State Housing Trust Fund and the Local Government Housing Trust Fund and restore affordable housing's share of documentary stamp revenues (i.e., at least 25 percent). The proposed amendment detailed how the money could be used, supporting the allocation of at least 65 percent of funds expended from the Trust Funds to support home ownership.

During their August 27, 2021 regular meeting, the BHC approved a motion to issue a letter of support to the Board (*Appendix B*), subject to changes in the proposed ballot language regarding current SHIP distribution law, as it precluded the County from using an equitable percentage of funds for multifamily units. The letter supported equal funding distribution (50%-50%) towards multifamily rental units and home ownership.

On September 7, 2021 the Florida Realtors® abandoned their efforts to pass the proposed amendment, instead opting to collaborate with legislative leaders in creating workforce housing programs.

## Broward Days Pared to One in 2021

The BHC membership continued to provide affordable housing advocacy and support for Broward Days, an annual consortium of State and local elected officials, business and community leaders and not-for-profit organizations advocating for the needs and concerns of Broward County. Typically held as a two-day forum in the State capitol, the event was re-tooled to a single day (March 15, 2021) and held virtually via Zoom.





# Streamline Process

## ePermitsOneStop



“Save time and avoid the lines, traffic and paper trail” is the message of Broward County’s ePermitsOneStop process. Officially launched in 2020, the centralized website allows customers to submit their application and receive approval for

municipality building permits, Broward County Building Code Services Division (BCSD) permits, and associated Broward County permits in a quicker, more seamless process. In 2021, a total of 22 municipalities participated in the online permitting process, an increase of about 27% from last year.

At the time the first city – Pompano Beach – committed to the OneStop process in late 2019, ePermits accounted for about 58% of submitted project applications.

This percentage continued to rise as the COVID-19 pandemic first prevented the public from accessing municipal and County governments offices and then limited public access upon re-opening. Beginning on May 3, 2021, the walk-in plan review option at the Broward Government Center West was eliminated and electronic submittal was required for all projects. By the end 2021, ePermits represented 90% of all applications submitted for County review.

## Affordable Housing Incentives

The Broward County Affordable Housing Advisory Committee (AHAC) was established on June 10, 2008, in accordance with HB 137 (2007) as a SHIP funding requirement. The AHAC is responsible for preparation of an annual report that evaluates affordable housing incentive strategies implemented by the County. Existing Strategy No. 17-13 encourages municipalities to expedite affordable housing projects through their land development regulations – such as zoning, bonus densities, impact fee waivers and expedited permit review – to further affordable housing and streamline processes.

New incentive strategies in the 2021 AHAC update include:

-  Broward County established an Affordable Housing Trust Fund approved by a County Charter Referendum. Subsequent to that, the Board of County Commissioners (Board) approved a policy that dedicates one half of all expiring Community Redevelopment Agencies Tax Increment Financing (TIF). In FY 2021 the amount totaled \$5,602,000.





-  Results of the 2021 Legislative Session as it relates to the State's Housing Trust Fund: Senate Bill 2512/House Bill 5401: Housing appropriations will be recurring; Housing funds may not be swept; however, SHIP Program will receive a portion of the collected revenue.
-  The Board adopted revised density bonus formulas for very-low, low, and moderate affordable dwelling units that are restricted for a period of no less than 30 years.
-  Another new policy adopted by the Board encourages housing opportunities by right on lands designated Commerce on the County Land Use Plan, so long as there is an affordable housing component for a period of no less than 30 years.





# Address Homelessness

Supporting the countywide homeless services of the Broward County Homeless Initiative Partnership’s (HIP) Continuum of Care (CoC) while avoiding duplication of efforts has been an ongoing work program item. The CoC serves as the County’s local planning group working to alleviate homelessness through a collaborative network of agencies and community members.

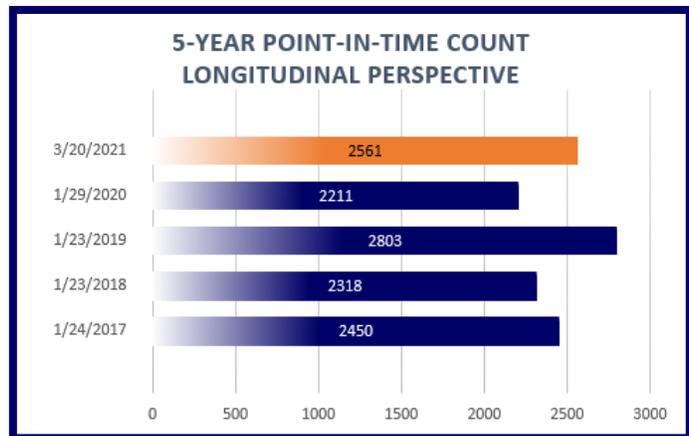
## 2021 Point-in-Time (PIT) Homeless Count

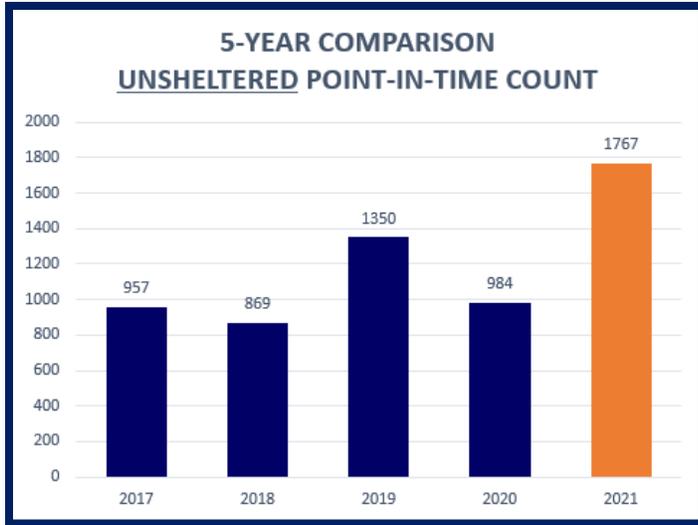
The HIP/CoC spearheads the Broad County Point-In-Time Count (PIT Count), an annual census of all the sheltered and unsheltered homeless individuals in Broward County. The results assist local policymakers and program administrators to measure progress in alleviating homelessness. The PIT Count is also required by the US Department of Housing and Urban Development (HUD) and determines federal funding levels for homeless services and programs.

As the COVID-19 pandemic continued into 2021, the HIP/CoC changed its methodology of administering the survey and expanded the survey outreach area.

-  Typically, the PIT Count is conducted over the course of two days at the end of January; however due to COVID-19 challenges, this year’s count spanned ten (10) days from March 20-30, 2021.
-  In lieu of volunteers administering a paper survey, the 2021 PIT Count went electronic, administered by a private contractor utilizing Survey123 by ArcGIS.
-  The GIS Section of the Urban Planning Division created the survey used to collect the data, designed two dashboards for homeless population analysis, and performed the post-count analysis with the PIT team to compile the data submitted to HUD
-  Also in 2021, the County was divided into ten (10) quadrants for expanded survey outreach. This methodology enabled the HIP/CoC to identify municipalities experiencing significant increases in their homeless populations between 2020 and 2021.

The results of the 2021 PIT Count revealed that there were 2,561 persons experiencing homelessness



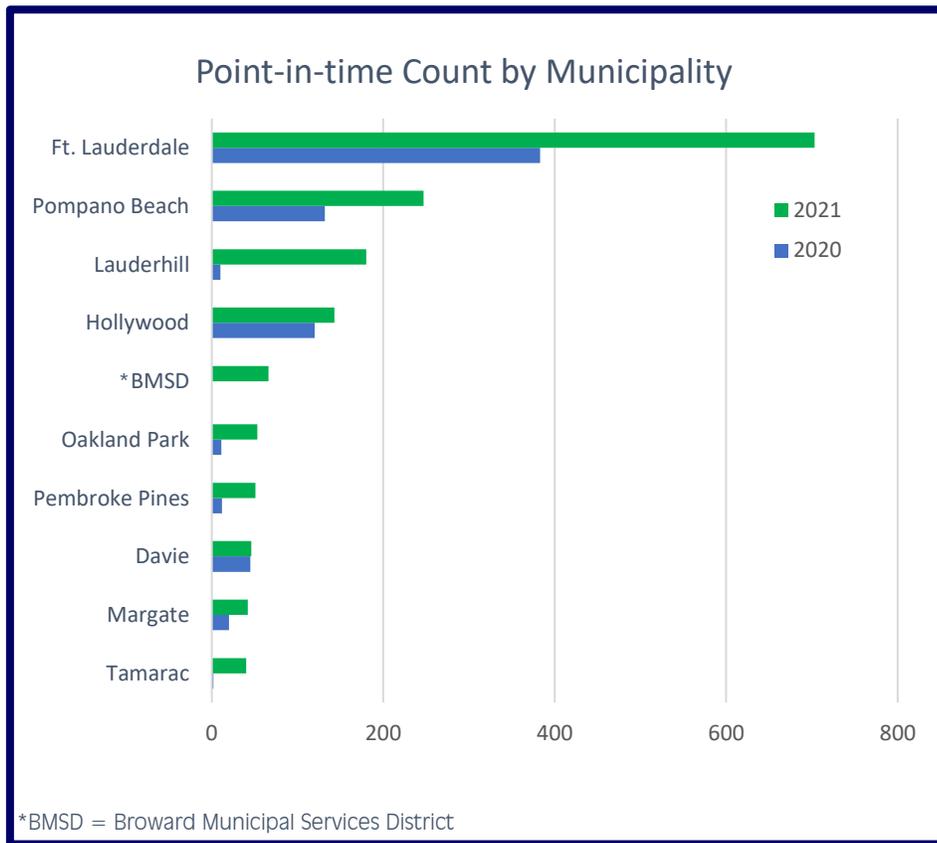


in Broward County on March 20, 2021. Of this number, nearly 70% (1,767) were experiencing unsheltered homelessness. The charts below provide insight into how the County's PIT Count results have varied over the last five years.

The total number of homeless persons increased by about 14% between 2020 and 2021, while the number of those experiencing unsheltered

homelessness increased by 25%. This was the largest increase in Broward County's unsheltered population over the past five years.

The graphic below compares 2020 and 2021 PIT Count results of the top 10 highest counts by municipality and can be used for planning and policy purposes by determining whether homelessness is increasing or decreasing within a community.





## Broward County Housing Authority



As part of the Broward Continuum of Care, the Broward County Housing Authority (BCHA) addresses countywide homelessness utilizing funds made available through HUD and the County. Its programs include Shelter Plus Care Permanent Supportive Housing, Veterans Affairs Supportive Housing (VASH), Foster Youth to Independence (FYI) initiative and Emergency Housing Vouchers (EHV). BCHA provides permanent supportive housing to over 540 disabled families experiencing homelessness with a major focus on chronic homelessness. Applicants and participants are linked with partnering agencies providing services and linkage to other needed support.

Veterans Affairs Supportive Housing (VASH) combines Housing Choice Voucher (HCV) assistance to a maximum of 317 homeless Veterans and their families, with supportive services provided by the Department of Veterans Affairs. Foster Youth to Independence (FYI) provides HCVs to youth aged 18 to 24 years, who left or will leave foster care with a transition plan within 90 days, and who are homeless or at risk of homelessness at age 16 or older. Eligible youth, as referred by ChildNet, may receive up to 36 months of rental assistance and supportive services.

## Broward Partnership



Broward Partnership is the largest comprehensive homeless services provider in Broward County and focuses on rapidly transitioning clients to stable housing situations through emergency sheltering, rapid re-housing, and permanent supportive housing. The Broward Partnership operates the Central Homeless Assistance Center (CHAC) in Fort Lauderdale and the North Homeless Assistance Center (NHAC) in Pompano Beach providing outreach, 498 beds of emergency shelter, and over 100 units of scattered site permanent housing countywide. In FY 2021, the Broward Partnership served a total of 1,489 persons and 91% of homeless households remained successfully housed in permanent supportive housing.

A full complement of stabilization services includes case management, nutritious meals, child care, medical and dental care, mental health and substance abuse treatment, counseling and/or education, housing navigation, vocational training, and employment services needed to establish self-sufficiency and housing stability.

In 2021, Broward Partnership and development partner, Green Mills Group, celebrated the groundbreaking of Seven on Seventh, a 72-unit affordable rental housing/mixed use development in downtown Ft. Lauderdale, located adjacent to





the existing CHAC. The project is funded by a \$25M low income tax credit subsidy from the State and other financial resources, including Broward County. Construction is expected to be completed in December 2022.



*Architect rendering of Seven on Seventh, provided by Broward Partnership*

## Broward Housing Solutions



Broward Housing Solutions (BHS) provides permanent, supportive, and affordable housing to meet the needs of lower income or homeless people with mental illness.

Using the scattered-site model, BHS houses 400-residents within its affordable rental units and via third-party landlords. Owned and operated properties are located in Fort Lauderdale, Coral Springs, Pompano Beach, North Lauderdale, Oakland Park, and Hollywood. BHS' affordable housing programs include Home for the Brave (homeless veterans), Youth Solutions (18–23-year-old) aging out of foster care, Senior Solutions (age 55+), Samaritan (unaccompanied homeless adults) and Homeownership Solutions (lease-to buy).

In June 2021, The Jim Moran Foundation (TJMF) and BHC collaborated, identifying the need for affordable housing to address Broward County's most fragile populations, homeless or low-income Seniors, aged 55 and older, who also have behavioral disorders. Funding provided by TJMF will aid BHS in acquiring, rehabilitating, and developing affordable housing units for its Senior Solutions affordable housing program.





# Support Countywide Financing

The Broward County Affordable Housing Trust Fund (AHTF), established in late 2017, provides a continuing, non-lapsing fund for the Broward County Commission to use in addressing the need for affordable housing units.

Between 2018-2021, the County awarded about \$33.7M in gap financing for 10 affordable multifamily housing projects. As shown on the table below, the County’s gap financing, combined with other resources, represents a total of \$438.6M in affordable housing financing. This is expected to generate a total of 3,744 affordable multifamily units.

Units	County Gap Financing	Housing Finance Authority	SAIL	9% tax credits
3,744	\$33.7M	\$353.5M	\$26.5M	\$24.9M*
28 Projects	10 Projects	13 Projects	7 Projects	11 Projects

\*9% Tax Credits each year for ten years. Total value \$250M.

Source: Broward County Housing Finance and Community Redevelopment Division

In November 2021, the Housing Finance Division issued three Requests for Applications (RFAs) soliciting new affordable housing projects to utilize \$40M in gap financing for the development or acquisition of land for new affordable housing units. Applications were due in December 2021 and a total nine (9) applications were selected with a total request of \$47.255M. On February 22, 2022, the Board of County Commissioners approved a motion to approve \$47.255M in gap financing which included \$7.255M from the AHTF to meet the full funding request. This will enable the development of the multifamily rental projects shown in the chart below, which collectively represent 1,025 affordable units.

Broward County: FY22 Affordable Multifamily Rental Units

Project Name	Project Location	Funding Request	Number of Units
Captiva Cove III	Pompano Beach	\$5,630,000	106
Douglas Gardens VI	Pembroke Pines	\$9,000,000	200
Golden Acres Senior Housing	Pompano Beach	\$3,500,000	100
Griffin Gardens III	Davie	\$2,275,000	76
Pinnacle 441- Phase 2	Hollywood	\$10,000,000	110
St. Joseph Manor II	Pompano Beach	\$8,250,000	150
Tallman Pines – Phase I	Deerfield Beach	\$3,600,000	80
Madison Park Senior Housing*	Hollywood	\$3,000,000	103
The Pantry Lofts*	Fort Lauderdale	\$2,000,000	100
<b>Total</b>		<b>\$47,255,000</b>	<b>1,025</b>

(\*Land acquisition)

Source: Broward County Housing Finance Division

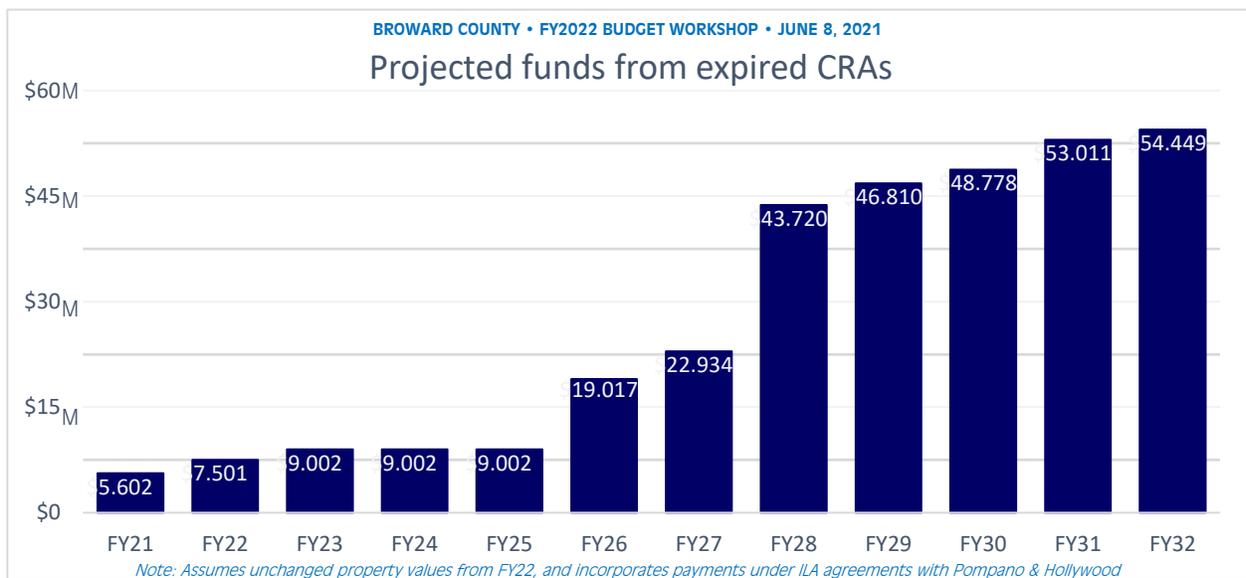




## Community Redevelopment Agencies (CRAs)

Broward County is home to 13 CRA districts using Tax Increment Financing (TIF) revenues to eliminate slum and blight within each district. These efforts are funded through the County and municipalities annual TIF payments. In accordance with Florida Statute Chapter 163, each CRA district has an assigned expiration date.

Since 2019, the annual allocation of Broward County's share of all expiring TIF funds has been equally shared between affordable housing and economic development projects and programs. The table below shows the project funds from expired CRA's through FY32.





# Contact Us



Broward Housing Council  
1 North University Drive, Box 102  
Plantation, FL 33324  
954.357.6737  
[HousingCouncil@broward.org](mailto:HousingCouncil@broward.org)



# Appendix A



## BROWARD HOUSING COUNCIL

115 S. Andrews Avenue, Suite 329-K • Fort Lauderdale, FL 33301 • 954.357.6737 • [BrowardHousingCouncil.org](http://BrowardHousingCouncil.org)

March 4, 2021

Mr. Greg Harrison, City Manager  
City of Pompano Beach  
100 W. Atlantic Boulevard  
Pompano Beach, FL 33060

Dear Mr. Harrison:

The Broward Housing Council commends the City of Pompano Beach's previous commitments towards affordable housing and encourages the City to continue providing its residents with affordable options. According to the Broward County Affordable Housing Update (2018), 44% of the City's households are cost burdened; renters make up 60% of those paying over 30 percent of their income on housing.

The Broward Housing Council serves in an advisory capacity to the County Commission and facilitates coordination between the County, municipalities, businesses, and not-for-profit groups to address housing issues. At its meeting on February 26, the Housing Council voted unanimously to issue a letter of concern to the City of Pompano Beach regarding the adoption of Ordinance No. 2021-36, which imposes a four month moratorium for subsidized affordable housing development in Pompano Beach.

With the looming eviction crisis and historic job loss for Broward County's workforce, including essential employees, housing instability is at an all-time high. The Board of County Commissioners recognizes that the development of new affordable housing units is critical to ensure long term economic stability. Since 2018, the Board has contributed over \$41.8M in gap financing through the Affordable Housing Trust Fund. This includes the allocation of \$5M in financing for the construction of Highland Oaks townhome project (138 affordable units at or below 60% AMI).

The Housing Council has requested additional information about the affordable housing moratorium, and invites you to attend their next regular meeting, **scheduled for 10 AM, Friday, April 23, 2021**. At this time, the meeting will be held virtually via WebEx.

Please contact the Housing Council's coordinator, Jo Sesodia, AICP, Director, Planning and Development Management Division at 954-357-6602 or [jsesodia@broward.org](mailto:jsesodia@broward.org) and verify if you are able to attend the April 23 meeting.

Respectfully,

*Marcia Barry-Smith*

Marica Barry-Smith, Chair  
Broward Housing Council

Cc: Broward Housing Council  
Josie P. Sesodia, AICP, Director, Planning & Development Management Division

Chair, Marcia Barry-Smith • Vice Chair, Caryl Hattan

Ajibola Balogun • Beth Daly • Ann Deibert • Frances Esposito • Hermes Garcia • Commissioner Dale Holness • Christopher Krzemien  
Barbara Mendez • Gino Moro • Ann Murray • Ralph Stone • Teneshia Taylor • Lisa Vecchi • Beverly Williams

# Appendix B



## BROWARD HOUSING COUNCIL

1 North University Drive, Box 102 Plantation, FL 33324 • 954.357.6737 • [BrowardHousingCouncil.org](http://BrowardHousingCouncil.org)

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September 7, 2021

Honorable Mayor and Members  
Broward County Board of County Commissioners  
115 S. Andrews Avenue, Room 409  
Fort Lauderdale, FL 33301

### **RE: Support of State Constitutional Amendment on Affordable Housing**

Dear Commissioners:

The Broward Housing Council (BHC) appreciates the Board of County Commissioner's (Board) recent action in adopting its 2022 State Legislative and Executive Program (Program) which identifies affordable housing as one of the most critical issues facing Broward County. We note that the Board is opposed to a constitutional amendment proposed by the Florida Realtors establishing the State and Local Government Housing Trust Funds, because it would preclude the County from using an equitable percentage of funds for multifamily units, which are critical to improving our local housing crisis.

At its meeting on August 27, 2021, the BHC discussed the proposed constitutional amendment and the funding distribution language. The BHC concurs with the Board's proposed modifications to current SHIP funding distribution laws [FS 420.9075(5)(a) and 420.9075(5)(b)], which would enable equal funding distribution (50%-50%) towards affordable multifamily rental units and home ownership.

Based on this, the BHC approved a motion to support the constitutional amendment **subject to changes** in the proposed ballot language to allow 50% percent of SHIP funding for home ownership with the remaining 50% percent for multifamily rental housing. The modified language aligns with the proposed changes to SHIP legislation and provides for a more equitable distribution of SHIP funds under the current reality of the County's housing market.

If there are any questions regarding BHC's support of the proposed ballot initiative, as amended, please contact the Housing Council's coordinator, Jo Sesodia, AICP, Director, Planning and Development Management Division at 954-357-6602 or [jsesodia@broward.org](mailto:jsesodia@broward.org).

Respectfully,

A handwritten signature in blue ink, appearing to read "Marcia Barry-Smith".

Marcia Barry-Smith, Chair  
Broward Housing Council

Cc: Broward Housing Council  
Josie P. Sesodia, AICP, Director, Planning & Development Management Division

Attach. (1)

Chair, Marcia Barry-Smith • Vice Chair, Caryl Hattan

Ajibola Balogun • Beth Daly • Ann Deibert • Frances Esposito • Hermes Garcia • Commissioner Dale Holness • Christopher Krzemien  
Barbara Mendez • Gino Moro • Ann Murray • Ralph Stone • Teneshia Taylor • Lisa Vecchi • Beverly Williams

# CONSTITUTIONAL AMENDMENT FULL TEXT

**Ballot Title:** Affordable Housing – Protects affordable housing funds from being used for non-housing purposes.

**Ballot Summary:** Establishes State and Local Government Housing Trust Funds in Florida Constitution. Dedicates 25 percent of net revenues from the existing excise tax on documents to those Trust Funds. Protects moneys deposited in those Trust Funds from being used for non-housing purposes. Funds may be expended only to address affordable housing access and availability, including funding of programs addressing new construction, down payment and closing cost assistance, rehabilitation, and financing for affordable housing development.

**Article and Section Being Created or Amended:** Creates new Section 33 to Article X

**Full Text of the Proposed Amendment:** SECTION 33. State and Local Government Housing Trust Funds.—

a) The State Housing Trust Fund and the Local Government Housing Trust Fund are hereby established, which shall not be subject to termination under Article III, section 19(f) of this Constitution.

b) Effective on July 1 of the year following passage of this amendment by the voters, the State and Local Government Housing Trust Funds shall receive no less than 25 percent of net revenues derived from the existing excise tax on documents, as defined in the statutes in effect on January 1, 2021, as amended from time to time, or any successor or replacement tax, after the Department of Revenue first deducts a service charge to pay the costs of the collection and enforcement of the excise tax on documents.

c) Funds in the State and Local Government Housing Trust Funds may be expended only to address affordable housing access and availability, including:

1) funding of the State Housing Initiatives Partnership Program and State Apartment Incentive Loan program as defined by the statutes in effect on January 1, 2021;

2) funding for new construction, down payment assistance, closing cost assistance, and rehabilitation of affordable housing;

3) construction and gap financing for affordable housing development; and

4) competitive low-interest financing for affordable housing.

At least 65 percent of the funds expended from the State and Local Government Housing Trust Funds in each fiscal year must address affordable housing access and availability through programs related to the

## Initiative Information

Date Approved 6/11/2021

Serial Number 21-11

Sponsor Name: Floridians for Housing

Sponsor Address: 7025 Augusta National Drive, Orlando, FL 32822

## CONSTITUTIONAL AMENDMENT FULL TEXT

purchase of affordable housing, rather than programs related to the rental of affordable housing or other purposes related to affordable housing access and availability.

d) The moneys deposited into the State and Local Government Housing Trust Funds, as defined by the statutes in effect on January 1, 2021, shall not be or become commingled with the General Revenue Fund of the state.

### Initiative Information

Date Approved 6/11/2021

Serial Number 21-11

Sponsor Name: Floridians for Housing

Sponsor Address: 7025 Augusta National Drive, Orlando, FL 32822



# Appendix C

## Definitions: Affordable Housing and Income Categories

**AFFORDABLE HOUSING** - means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very-low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

**EXTREMELY LOW-INCOME PERSONS** - means one or more natural persons or a family, that has a total annual household income that does not exceed 30 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**LOW-INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**MODERATE-INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 120 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**VERY-LOW INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 50 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**WORKFORCE-INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

*Source:* BrowardNEXT Land Use Plan - Section 2: Definitions (adopted by the Board of County Commissioners on April 25, 2017)

